

RESOLUTION NO. 16-014

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (LATERAL 20, NORTHWEST INTERCEPTOR SEWER – COPPER GATE 3RD ADDITION/NORTH OF 13TH STREET NORTH, WEST OF 135TH STREET WEST) (468-85092).

WHEREAS, a petition (the "Petition") was filed with the City Clerk of the City of Wichita, Kansas (the "City") proposing certain internal improvements; and said Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City at large; and (f) a request that such improvements be made without notice and hearing as required by K.S.A. 12-6a01 *et seq.*, (the "Act"); and

WHEREAS, K.S.A. 12-6a19 provides that whenever the construction of any water, stormwater, sanitary sewer or arterial street improvement is initiated by petition pursuant to the Act, the City may require the imposition of a benefit fee on property which is benefitted by such improvements but was not included within the original improvement district established for the levy of special assessments for such improvements; and

WHEREAS, the Petition contains a request that the City create an area for which benefit fees will be imposed pursuant to K.S.A. 12-6a19; and

WHEREAS, the City Council (the "Governing Body") of the City hereby finds and determines that said Petition was signed by the **owners of record of more than one-half of the area** liable for assessment for the proposed improvements, and is therefore sufficient in accordance with the provisions of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 1. Findings of Advisability. The Governing Body hereby finds and determines that:

(a) It is advisable to make the following improvements:

Construction of a lateral sanitary sewer, including necessary sewer mains and appurtenances to serve the Improvement District defined below (the "Improvements").

(b) The estimated or probable cost of the Improvements is **Eleven Thousand Dollars (\$11,000)**, exclusive of interest on financing and administrative and financing costs; said estimated amount to be increased at the pro rata rate of 1 percent per month from and after the date of submission of the Petition to the City. If expenses have been incurred for the Improvements and construction has not started within two years of the initial design contract, the Improvements will be deemed abandoned and expenses incurred to date will be assessed against property in the Improvement District defined below in accordance with the provisions hereof.

(c) The extent of the improvement district (the "Improvement District") to be assessed for the cost of the Improvements is:

COPPER GATE 3RD ADDITION

Lot 27, Block A

(d) The method of assessment is: **Lot 27, Block A, Copper Gate 3rd Addition shall pay 100 percent of the total cost of the improvements.**

In the event all or part of the lots or parcels in the proposed Improvement District are reconfigured before or after assessments have been levied, the assessments against the replatted area shall be recalculated on a square foot basis.

(e) The apportionment of the cost of the Improvements, between the Improvement District and the City at large, is: **100%** to be assessed against the Improvement District and **0%** to be paid by the City-at-large.

(f) The payment of assessments to be imposed hereunder may be indefinitely deferred against those property owners eligible for deferral pursuant to the City's Special Assessment Deferral Program.

(g) The undersigned acknowledge that property within the proposed Improvement District is subject to benefit fees to be imposed as a result of previously constructed **sewer main** improvements that benefit the property within the proposed Improvement District. Such benefit fee shall be imposed pursuant to K.S.A. 12-6a19, in the following manner: **\$3,435.00 assessed equally** among all property within the proposed Improvement District.

Section 2. Authorization of Improvements. The Improvements are hereby authorized and ordered to be made in accordance with the findings of the Governing Body as set forth in **Section 1** of this Resolution.

Section 3. Plans and Specifications. The City Engineer shall prepare plans and specifications for said Improvements and a preliminary estimate of cost therefore, which plans, specifications and estimate shall be presented to the Governing Body for its approval.

Section 4. Bond Authority; Reimbursement. The Act provides for the Improvements to be paid by the issuance of general obligation bonds or special obligation bonds of the City (the "Bonds"). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation § 1.150-2.

Section 5. Effective Date. This Resolution shall be effective upon adoption. This Resolution shall be published one time in the official City newspaper, and shall also be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

ADOPTED by the City Council of the City of Wichita, Kansas, on January 12, 2016.

(SEAL)

Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

APPROVED AS TO FORM:

Jennifer Magaña, City Attorney and Director of Law

EXHIBIT 'A'
(Lot 4 – Parcel A)

Part of Lot 4, Block 1, Newmarket Office 2nd, an Addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

COMMENCING at the Northeast Corner of said Lot 4; Thence Bearing S00°44'48"E, along the East line of said Lot 4, a distance of 240.00 feet; Thence Bearing S44°07'45"W, a distance of 127.55 feet; Thence Bearing S89°00'18"W, a distance of 127.10 feet to the **POINT OF BEGINNING**; Thence Bearing S00°59'42"E, a distance of 40.00 feet; Thence Bearing S57°31'55"E, a distance of 242.72 feet; Thence Bearing S09°42'49"E, a distance of 124.70 feet; Thence Bearing S35°05'01"W, a distance of 95.68 feet; Thence Bearing S79°52'52"W, a distance of 165.54 feet; Thence Bearing N57°31'55"W, a distance of 210.57 feet; Thence Bearing N36°46'41"W, a distance of 154.51 feet; Thence Bearing S88°50'53"W, a distance of 40.00 feet; Thence Bearing N01°09'07"W, a distance of 26.05 feet to a curve to the left; Thence along said curve to the left (tangent), having a radius of 535.00 feet, a chord bearing of N08°34'24"W, a chord distance of 138.21 feet, through a central angle of 14°50'35" for an arc distance of 138.60 feet; Thence Bearing N15°59'42"W, a distance of 33.46 feet to a curve to the right; Thence along said curve to the right (tangent), having a radius of 75.50 feet, a chord bearing of N05°23'04"E, a chord distance of 55.05 feet, through a central angle of 42°45'31" for an arc distance of 56.34 feet to a point of reverse curvature; Thence northerly along a curve to the left, having a radius of 75.00 feet, a chord bearing of N09°09'18"E, a chord distance of 45.38, through a central angle of 35°13'04" for an arc length of 46.10 feet; Thence Bearing N89°00'18"E, a distance of 102.46 feet; Thence Bearing S57°31'55"E, a distance of 245.59 feet; Thence Bearing N89°00'18"E, a distance of 9.91 feet to the **POINT OF BEGINNING**. (Said tract of land containing 3.960 acres, more or less)